

REAPPRAISAL

Statement of Purpose

As required by North Carolina General Statute 105-286, Catawba County must conduct a reappraisal of all real property in accordance with the provisions of General Statutes 105-283 and 105-317. This must be completed by January 1st of the prescribed year and at least every eighth year thereafter.

Outcomes

1. In preparation for the 2011 Countywide Revaluation and to help insure accurate market value assessments for all properties in Catawba County, staff must:
 - a. Maintain an accurate sales history file of all valid market transactions within the County. This is accomplished primarily by analysis of Sales Verification Questionnaires sent to all grantees (buyers) of property. By eliminating sales that are determined not to be arm's length transactions, we are able to maintain a file of valid sales to be used in our Comparative Sales (Market) approach to determine value.
 - b. Initiate land pricing activities for the 2011 Countywide Revaluation no later than September, 2008, per the Revaluation Planning Calendar.
 - c. Mail and process Residential Data Verification and Commercial / Industrial Income and Expense Statement Request Forms during February through April 2009. This is an important step in the revaluation process to help insure an accurate data base for residential properties and to allow development of the income approach to value for Commercial / Industrial properties.
4. Provide quality customer service by responding to all taxpayer inquiries within 24 hours of receipt and resolving outstanding issues within five business days as evidenced by call logs or other written documentation.
5. Follow Leadership Development Program Action Plans for each participant to help insure continuity in department as staff now serving in leadership positions retire.

Reappraisal Fund

Fund 210

| | 2006/07 Actual | 2007/08 Current | 2008/09 Requested | 2008/09 Approved | Percent Change |
|-----------------------|-------------------|--------------------|----------------------|---------------------|-------------------|
| Revenues | | | | | |
| Investment Earnings | \$1,599 | \$0 | \$0 | \$0 | 0% |
| Fund Balance | 0 | 0 | 0 | 0 | 0% |
| General Fund | 435,284 | 436,964 | 479,200 | 479,200 | 10% |
| Total | \$436,883 | \$436,964 | \$479,200 | \$479,200 | 10% |
| Expenses | | | | | |
| Personal Services | \$373,814 | \$389,179 | \$405,980 | \$405,980 | 4% |
| Supplies & Operations | 63,069 | 47,785 | 73,220 | 73,220 | 53% |
| Capital | 0 | 0 | 0 | 0 | 0% |
| Total | \$436,883 | \$436,964 | \$479,200 | \$479,200 | 10% |
| Employees | | | | | |
| Permanent | 8.00 | 8.00 | 8.00 | 8.00 | 0% |
| Hourly | 0.00 | 0.00 | 0.00 | 0.00 | 0% |
| Total | 8.00 | 8.00 | 8.00 | 8.00 | 0% |

Budget Highlights

In the Spring of 2009, the Reappraisal Division will begin mailing out request forms for Residential Data Verification and Industrial Income & Expense Statements in preparation for the 2011 revaluation. This mailing will help us to ensure we have an accurate database for properties and to enable staff to pick up improvement to properties that otherwise would likely be missed such as adding central air conditioning, etc. During the 2003 Revaluation, staff added \$3,500,000 to the tax base as a result of these data mailers.

Performance Measurement

Fiscal Year 2008/09

Outcomes continue to focus on preparation for the next revaluation scheduled for 2011 including data mailings, maintaining an accurate sales history file, and initiating land pricing activities.

Fiscal Year 2007/08

The Reappraisal Division, in cooperation with the County's Legal Department, are responsible for defending the County's position on appeals to the North Carolina Property Tax Commission resulting revaluation. All appeals to the Property Tax Commission resulting from the 2007 Revaluation were resolved by midyear, resulting in a minimal \$553,900 loss to the tax base.

Fiscal Year 2006/07

Final review activities for the four year revaluation process were completed by mid-September 2006 ahead of the October 1 goal. All new construction was appraised and entered into the

system prior to billing in July, 2006, and the 2007 Schedule of Values were adopted per the approved timeline on October 2, 2006.